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**From:** CAMERON TAYLOR-BROWN <cameron.taylorbrown@gmail.com>  
**Sent:** Friday, August 05, 2016 12:31 PM  
**To:** Singewald Airlin  
**Cc:** Annette Ramirez  
**Subject:** letters of support - please post ASAP  
**Attachments:** AlexGoughSupport.pdf; ATT00001.htm; AndyHinsdaleSupport.pdf; ATT00002.htm; ChuckDavisonSupport.pdf; ATT00003.htm; GailTaylorSupport.pdf; ATT00004.htm; MardiNilesSupport.pdf; ATT00005.htm; ShirleyLyonSupport.pdf; ATT00006.htm; TomBrazilSupport.pdf; ATT00007.htm; ToniLeGrasSupport.pdf; ATT00008.htm; ZachTaylorSupport..pdf; ATT00009.htm

Dear Mr. Singewald,

Here are nine letters of support for the Request for Minor Use Permit for 1736 Pacific Avenue Cayucos DR2015-0073, item #33 at the hearing on August 9. Could you please confirm receipt of these letters and post them on the county website ASAP? Thank you, Cameron Taylor-Brown

Re: Request for Minor Use Permit - 1736 Pacific Ave., Cayucos DRC2015-00073

Dear Ms. Arnold: I am writing in full support of the application of Cameron Taylor- Brown for the above minor use permit for a vacation rental in Cayucos.

I have full confidence that this will be a most positive addition to the community, helpful in serving the needs of visitors to our area and leaving them with a favorable perception of our county and our beaches. I should add, it will increase County revenue as well both through the bed tax and increased property tax. .

Basically, this a woefully under-met need in our county, particularly in areas frequently visited by tourists. We have stayed at similar spots throughout California and found it to be a wonderful alternative. Carmel, for example, has many such places and it is as charming today as it has ever been, perhaps more so.

These visitors, it is worth pointing out, will also increase the revenue of local shops, stores and restaurants while here, and further enhance the reputation of our county in general and Cayucos in particular as a tourist destination.

Yours,

Alex Gough  
The Sauer-Adams Historical Adobe

San Luis Obispo CA 93401

To the San Luis Obispo County Board of Supervisors

August 2, 2016

Re: Request for Minor Use Permit - 1736 Pacific Ave. - Cayucos DCR2015-00073

August 9, 2016

Dear Supervisors,

My name is Andy Hinsdale and I've been a Cayucos homeowner and resident since 1975. I'm carpenter, property manager, Real Estate Broker, and have built several houses in Cayucos over the years. My wife and two children live in Cayucos and my children graduated from Cayucos Elementary School.

I agree the owners of the property at 1736 Pacific Ave. Cayucos, CA. should be granted a Minor Use Permit to allow them to operate the property as a vacation rental. More vacation rentals are needed in Cayucos, especially on the beach! It's nice when someone steps forward and wants to comply with county regulations to meet the needs of the community! My focus will be on discussing the uniqueness of the home and property.

The home was designed by famous local architect George Nagano in the late 1960's. At the time, most of the houses on the beach were of modest construction at best and served as summer houses for people mostly from the central valley of California. Well, this was to be no summer home as it was commissioned by the owners to be a spectacular year round residence. The requirements of the owners were many, but of main importance was making the home a living, breathing environment that would incorporate the incredible building site. One only needs to visit the site to see just how unique it truly is. The site is on a unique point of land that enables the home enjoy a 180 degree view of Estero Bay. Marveling at the uniqueness of property, George knew he would have to create a masterpiece to match the splendor of the property.

So with inspiration and purpose George set out to design what many people believe is one of the nicest and most unique homes on the beach in Cayucos. George was a disciple of the great architects such as Frank Lloyd Wright and



carried on with the tradition of creating an environment in the home that gives the feeling of the outside being part of the inside living area. This was achieved in many ways, but the main concentration was creating plenty of glass walls and skylights to let in the natural light and let the occupants observe the beauty of nature before them on the beautiful Beach and Ocean. One only needs to see pictures or visit the home to see that his goal was mightily achieved! One of the other tools he used to create the feeling of openness, was his use of space. There aren't a lot of 8' walls in the home. Instead, there're soaring ceilings, and articulate placement of doors, windows and walls. George loved to play with space. He created a large volume shell and then proceeded to divide up the interior into different levels where he could craft out detailed built in cabinets and useful work and entertainment areas. He hated wasted space, so every detail was thought out and had purpose.

To top off the breathtaking location and design of the home George and the owners would have to use the most natural and beautiful building materials. As you can see, the entire home, inside and out, is sided in clear heart redwood. The cabinets are made of redwood as well. The floors are a beautiful long and wide plank, vertical grain Douglas Fir. The fireplace is a double sided red-brick masterpiece that serves the dining area and living room as well. To top it all off the home has been beautifully maintained by the owners with all the original natural finishes.

This home is truly unique and deserves your recognition by granting the owners a Minor Use Permit to enable them to use the home as a vacation rental!

Sincerely, Andy Hinsdale



Page 2 of 2



April 6, 2016

San Luis Obispo County Planning and Building Department  
County Government Center, Room 200  
San Luis Obispo, CA 93408

Re: Planning Department Hearing of April 8, 2016  
1726PAC, LLC Minor Use Permit for a Residential Vacation Rental

Dear Ladies and Gentleman,

By way of introduction, my name is Chuck Davison, President and CEO of Visit San Luis Obispo County. I am writing in connection with the above referenced application to support residential vacation rentals in San Luis Obispo County that pursue licensing to operate legally.

On June 10, 2015 the County Board of Supervisors approved the formation of a Tourism Marketing District (TMD). The San Luis Obispo County TMD is comprised of all lodging businesses, including existing and future, within the incorporated and unincorporated areas of San Luis Obispo County. Lodging businesses are defined as all business that are assessed transient occupancy tax (TOT) in each respective jurisdiction. The combination of the various lodging businesses constitute a “unique lodging mix” that provides numerous opportunities for visitors to San Luis Obispo County.

The purpose of the TMD as outlined in the Management District Plan dated June 10, 2015 is for lodging businesses throughout the county to “engage in joint marketing, advertising, sales and promotional efforts.” The goals are to increase demand for and revenue from lodging sales. The TMD will also work to increase the average length of stay, thus adding to total lodging revenue as well.

There are over 1,300 lodging businesses in San Luis Obispo County. They include hotels and motels, Bed & Breakfasts, Residential Vacation Rentals and select recreational vehicle (RV) parks. Of the 1,300 lodging businesses, approximately 940 are Residential Vacation Rentals. The majority of Residential Vacation Rentals in San Luis Obispo County are in the unincorporated areas with the largest concentration in the Coastal Zone.

On May 12, 2015 the San Luis Obispo County Civil Grand Jury submitted a report regarding Residential Vacation Rentals. “Working or Not: Challenges in Enforcing Coastal Vacation Rental Regulations” was an investigative report that focused on the coastal areas of Avila Beach, Cambria and Cayucos. We concur with the findings of the report and endorse and supplied feedback regarding its recommendations. A key finding of the report was the identification of “a significant number of unlicensed vacation rentals.” It was estimated up to 50% of all vacation rentals may be unlicensed. An additional problem noted is the use of “preemptive licenses” for residential vacation rentals. This is where a property owner obtains a zoning clearance and TOT certificate in an effort to preclude a

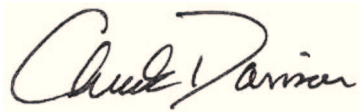
neighbor from securing a license to operate a vacation rental. This is particularly problematic in the communities of Cambria and Cayucos where stringent distance separation rules exist. For example, in Cayucos, there are approximately 270 licensed residential vacation rentals available, yet nearly one-half of them do not rent their homes out and do not collect any TOT. This problem would be exacerbated if there was not a process (Minor Use Permit) by which property owners could request approval of vacation rental nearby another licensed, yet unused rental.

Consequently, we support property owners who pursue legitimately licensed and operated lodging businesses that are vacation rentals. San Luis Obispo County should reward those individuals that play by the rules and want to contribute TOT. We support all such applicants that follow the formal; public review process to seek authorization to operate under the existing ordinance.

It is worth noting, there has not been a new hotel or motel approved in Cayucos for over a decade. Given the increasing popularity of the Central Coast and the North Coast in particular, there must be ways to expand visitor-serving capacity using the existing inventory of potential accommodations. Enter, Residential Vacation Rentals as a way to increase the capacity in an environmentally-neutral fashion.

In conclusion, please consider the facts relative to the above-referenced application. It is the diversity of the visitors serving accommodations in our county that makes for an ideal experience when enjoying the Central Coast. It is critical to expand the capacity of all lodging businesses in an effort to capture the ever-increasing demand. Please feel free to contact either of us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Davison", is written over a light yellow rectangular background.

Chuck Davison

President and CEO

Visit San Luis Obispo County

**From:** Gail Taylor gail@applynx.com  
**Subject:** 1736 Pacific St., Cayucos, CA  
**Date:** August 5, 2016 at 12:08 PM  
**To:** fmecham@co.slo.ca.us, CAMERON TAYLOR-BROWN cameron.taylorbrown@gmail.com

Dear Mr. Mecham,

I am loosely related to the Taylor family who own the above-referenced vacation property, and have had the pleasure of enjoying this unique home on many occasions.

This is a large home, suitable for family gatherings, and situated right on the bluff overlooking the shoreline. The dramatic floor to ceiling windows in the living area allow breathtaking views of the changing sea, and are dramatic in any weather.

Last February, I had a retreat there for a group from St. Stephens Episcopal Church and since that time, two of the seven people who attended have indicated their desire to book the house for a family event.

The best and most productive use of this property is as a vacation rental. It's size and location speak to this use, and it serves as a wonderful invitation to visitors from out of the area who are so vital to the economy of this county.

The house has plenty of parking on the property so street parking will not impact the neighborhood. Between the garage and the driveway, six cars can be parked on site without difficulty. The house is situated on a peninsula of stone that extends well beyond the bluff line where adjoining homes are located, so there are absolutely no noise issues for the neighboring homes.

I am hard pressed to think of any reason why this spectacular property should not be licensed as a vacation rental property. It's use in this capacity can do nothing but good for the reputation and economy of our beautiful county.

I strongly urge your favorable consideration of the necessary application to retain this wonderful asset for the community.

Sincerely,

Gail S. Taylor  
Attorney at Law, retired

**From:** Marjory Niles <[mlniles@sbcglobal.net](mailto:mlniles@sbcglobal.net)>  
**Subject:** Request for Minor Use Permit – 1736 Pacific Ave – Cayucos  
**DRC2015-00073**

**Date:** June 15, 2016 at 5:58:15 PM PDT  
**To:** [lcompton@co.slo.ca.us](mailto:lcompton@co.slo.ca.us)

Supervisor Compton,

Subject: Request for Minor Use Permit – 1736 Pacific Ave – Cayucos  
DRC2015-00073

I am a long time resident of Arroyo Grande and enjoy spending time in the beach community of Cayucos. I guess that makes me both a local and a tourist, and as such I would like to weigh in on the issue of residential vacation rental properties. My husband and I enjoy having access to beach homes we can rent and like to suggest these homes to out-of-area friends. We prefer a beachfront house that is both licensed and professionally managed, and there aren't enough of these in Cayucos. The property at 1736 Pacific Avenue is applying for a permit and I think it should be granted. I have been in this home many times over the years. It a completely unique beachfront property that would be a wonderful addition to the mix of vacation rentals in Cayucos.

Please vote yes!

Sincerely,

Marjory Niles

Arroyo Grande, CA 93420





**Board of Directors**

Mike Hanchett

Laila Fiege-Kollmann

John King

Shirley Lyon

Matt Masia

Lori Keller

Bram Winter

Cheryl Cuming  
Chief Administrative  
Officer

Nikki Schmidt  
County Liaison

April 7, 2016

San Luis Obispo County Planning and Building Department  
County Government Center, Room 200  
San Luis Obispo, CA 93408

Re: Planning Department Hearing of April 8, 2016  
1726PAC, LLC Minor Use Permit for a Residential Vacation Rental

Dear Ladies and Gentleman,

By way of introduction, my name is Shirley Lyon and I am the owner of See Lyon Beach Rentals in Cayucos, and the current Chair of the Advisory Board of the unincorporated San Luis Obispo County Tourism Business Improvement District (CBID). I am writing in connection with the above referenced application to support residential vacation rentals in San Luis Obispo County that pursue licensing to operate legally.

The San Luis Obispo unincorporated CBID was originally approved by the Board of Supervisors in 2009 and subsequently renewed annually. The purpose of forming the District was to provide revenue to defray the costs of services, activities and programs promoting tourism which will benefit the operators of lodging businesses in the District through the promotion of scenic, recreational, cultural and other attractions as a tourist destination. Overall, the mission of the CBID is to promote the economic well-being of our constituents (motels, hotels, B&Bs and vacation rentals).

There are over 800 lodging businesses within the boundaries of the 10 unincorporated areas that encompass the CBID. These areas include Ragged Point, San Simeon, Cambria, Cayucos, Los Osos/Baywood, Avila Beach, Oceano, Nipomo, Edna Valley and Arroyo Grande Valley, with approximately 85% of our constituency consisting of vacation rentals.

Consequently, we support property owners who pursue legitimately licensed and operated lodging businesses as vacation rentals. We support all such applicants that follow the formal; public review process to seek authorization to operate under the existing ordinance.

Given the increasing popularity of the central coast, and the north coast in particular, there must be ways to expand visitor-serving capacity using the available inventory.

In conclusion, it is the diversity of our county's visitor-serving accommodations that creates an ideal experience for tourists. In a recent TripAdvisor survey, vacation rental lodging was noted as the fastest-growing preferred accommodation by travelers. And in our busy summer months a lack of vacation rental inventory is a real challenge, as a majority of our waterfront rentals are typically booked-out a year or two in advance. Thus, it is critical our lodging capacity increase to meet demand in order for our coastal communities to remain competitive with like destinations regionally and throughout California.

Sincerely,

A handwritten signature in black ink, appearing to read "Shirley Lyon".

Shirley Lyon, Advisory Board Chair  
Unincorporated San Luis Obispo County Tourism Business Improvement District

**San Luis Obispo County Tourism Business Improvement District**

Dear Ms. Arnold,

I am writing in regards to the request for a Minor Use Permit for 1736 Pacific Avenue in Cayucos. As a current resident of Atascadero, I am a regular visitor to Cayucos and have enjoyed this magical home many times over the years. My hope is that you will grant this permit. This residence is a truly unique property in every way - from how it is positioned along the coast line, to the incredible craftsmanship throughout its original redwood interior and striking architecture and views. This special home offers visitors an opportunity to enjoy an architectural work of art and a memorable vacation in beautiful Cayucos like no other. I cannot stress enough how unique this property is! I hope you will vote yes to this request.

Respectfully,  
Thomas Brazil

Atascadero CA

# Beachside Rentals, Inc

April 5, 2016

Attn: Planning Department Staff

RE: Item # 8 on the Planning Department Agenda for MUP for 1736 Pacific file  
DRC2015-00074

**Please support a MUP for this parcel.  
Below is an update of some very important Vacation Rental Data.**

*Tourism is the #1 business in Cayucos, as well as other communities in our County.*

**Per the tax collector, there are currently 269 licensed Vacation Rentals in Cayucos.**

**Of Note: 120, or 44.6% of these homes are inactive— they paid no TOT in 2015.  
This number was 28% in 2012.** Owners of these homes hold their license for various reasons, which leaves only about 149 homes that are truly offering lodging to our community and paying TOT.

**In 2014 there were 109 inactive homes. In 2012 there were about 80 inactive homes.**

**The number of homes holding Inactive (NON- TOT PAYING) licenses in Cayucos is increasing at a rate of approximately 11% per year.**

- Per county legal advice the county cannot legally revoke existing licenses if they pay their license fee each year.
- Very few new licenses are issued per year because the density standard of the ordinance has created a situation where few new homes qualify in desirable areas.

**Please seriously consider the approval of a certain percentage of MUPs for vacation rentals per year to help with this economic imbalance.**

At the current rate the remaining 55.4% of *ACTIVE* (TOT Paying) legally licensed homes could be close to ZERO in just 6 years.

This property owner should be commended for attempting the legal process to comply when they could very easily offer the home on the internet sites with no expense or enforcement . . . .

Please consider what is possible to create a reasonable balance given the inequitable restrictions we face.

Sincerely,

Toni LeGras  
President Beachside Rentals, Inc.

**From:** "Zach Taylor" <zachpremium@gmail.com>

**Subject: Request for Minor Use Permit - 1736 Pacific Ave - Cayucos  
DRC2015-00073 August 9, 2016**

**Date:** August 5, 2016 at 10:41:09 AM PDT

**To:** <darnold@co.slo.ca.us>

Dear Debbie,

When I was a kid, our family lived in Hanford and rented houses in Cayucos as an affordable way to enjoy the beach and escape the heat. Later my parents were able to purchase a little beach house and we became part time residents - a typical story of so many of the families who enjoy Cayucos to this day.

In approximately 1968 we moved to 1736 Pacific Ave, and I became a local, attending Cayucos Grammar School beginning in first grade . Now 1736 is owned by our extended family and has become our vacation home. It is used by a third generation of Taylors who come from all over the state, plus one local Taylor who lives in Templeton.

Cayucos has always included a big percentage of vacation homes used by families - and some of these homes are rented part-time to other families who look to escape the heat. But now Cayucos is part of a global tourism market that seeks unique beachfront lodging as part of their experience, and there is more demand than supply.

Licensed vacation rentals immediately address the lodging shortage without adding new infrastructure - but almost 50% of the currently licensed rentals in Cayucos are inactive! We are aware that an MUP is needed before our home can be licensed, and that the home must possess unique qualities for the MUP to be granted. We are confident that 1736 Pacific Avenue possesses so many

unique characteristics that it should qualify for the MUP we seek.

San Luis Obispo County is “on the map “ and gaining more and more recognition, but the shortage of high quality lodgings in the North Coast remains a persistent problem that affects the economy of the entire county. Recently, Paso Robles was awarded “Best Wine Country Town” by Sunset magazine, with a follow-up article in the Los Angeles Times and the Tribune. And Highway 46 , mentioned as “a bucolic drive with more than a dozen wineries” leads visitors right to Cayucos and Cambria, where visitors could spend a week on the beach at 1736 Pacific, enjoying all that Cayucos has to offer!

Given the unique characteristics of 1736 Pacific Ave and the need for lodging, please vote YES and grant the MUP.

Sincerely,

**ZACH | TAYLOR**  
[zachpremium@gmail.com](mailto:zachpremium@gmail.com)